

060.0

0007

0003.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

1,363,500 / 1,363,500

USE VALUE: 1,363,500 / 1,363,500

ASSESSED: 1,363,500 / 1,363,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	CHRISTIAN LIFE CHURCH
Owner 2:	
Owner 3:	

Street 1: 9 WESTMINSTER AVENUE

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: N

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1: _____

Twn/City: _____

St/Prov: _____ Cntry: _____

Postal: _____

NARRATIVE DESCRIPTION

This parcel contains 10,639 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1920, having primarily Vinyl Exterior and 12948 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		10639		Sq. Ft.	Site		0	70.	0.69	6									517,416						517,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
960		10639.000	846,100		517,400	1,363,500			40217
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/12/00		

PREVIOUS ASSESSMENT

Parcel ID								
060.0-0007-0003.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	960	FV	846,200	0	10,639.	517,400	1,363,600	1,363,600
2019	960	FV	746,100	0	10,639.	510,000	1,256,100	1,256,100
2018	960	FV	746,100	0	10,639.	391,800	1,137,900	1,137,900
2017	960	FV	746,100	0	10,639.	369,600	1,115,700	1,115,700
2016	906	FV	746,100	0	10,639.	340,000	1,086,100	1,086,100
2015	906	FV	646,100	0	10,639.	317,800	963,900	963,900
2014	906	FV	646,100	0	10,639.	292,700	938,800	938,800
2013	906	FV	646,100	0	10,639.	292,700	938,800	938,800

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON H. CH		24339-203		3/9/1994		260,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2010	776	Re-Roof	1,600					ROOF REPAIRS
6/4/2003	447	Renovate	66,000					REPL TILES W/HDWD,
9/9/1996	451	Manual	3,775					NEW PANIC DOORS
11/2/1992	565	Manual	1,275					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2000	Meas/Inspect	264	PATRIOT
8/1/1983	SL		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 46 - Church/Syn.	Full Bath	Rating:		A Bath:	Rating:			3/4 Bath:	Rating:								
Sty Ht: 2H - 2 & 1/2 Sty	A 3QBth	Rating:		1/2 Bath: 4	Rating: Average												
(Liv) Units: 1	A HBth:	Rating:		OthrFix: 4	Rating: Average												
Foundation: 3 - BrickorStone																	
Frame: 1 - Wood																	
Prime Wall: 4 - Vinyl																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: WHITE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average	Kits: 1	Rating: Average		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Year Blt: 1920				Other													
Alt LUC:	A Kits:	Rating:		Upper													
Jurisdct: G12	FrpL:	Rating:		Lvl 2													
Const Mod:	WSFlue:	Rating:		Lvl 1													
Lump Sum Adj:				Lower													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: 10	Phys Cond: AV - Average	35.	%	Location:				No Unit	RMS	BRs	FL						
Prim Int Wall: 2 - Plaster	Functional:		%	Total Units:													
Sec Int Wall:	Economic:		%	Floor:													
Partition: T - Typical	Special:		%	% Own:													
Prim Floors: 14 - Asphalt Tile	Override:		%	Name:													
Sec Floors:			%	DEPRECIATION				Totals									
Bsmnt Flr: 14 - Asphalt Tile				Exterior:				0									
Subfloor:				Interior:													
Bsmnt Gar:				Additions:													
Electric: 3 - Typical				Kitchen:													
Insulation: 2 - Typical				Baths:													
Int vs Ext: S				Plumbing:													
Heat Fuel: 1 - Oil				Electric:													
Heat Type: 1 - Forced H/Air				Heating:													
# Heat Sys: 1				General:													
% Heated: 100	% AC:			CALC SUMMARY				COMPARABLE SALES									
Solar HW: NO	Central Vac: NO			Basic \$ / SQ: 125.00	Size Adj.: 0.89399379	Const Adj.: 0.94089603	Adj \$ / SQ: 105.144	Rate	Parcel ID	Typ	Date	Sale Price					
% Com Wall	% Sprinkled: 0			Other Features: 17000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod: 1.00										
				LUC Factor: 1.00	Adj Total: 1301645	Juris. Factor: 1.00	Before Depr: 105.14	WtAv\$/SQ:	AvRate:	Ind.Val							
				Depreciation: 455576	Final Total: 846100	Special Features: 0	Val/Su Net: 62.32										
				Deprecated Total: 8460699		Final Total: 846100	Val/Su SzAd: 79.53										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 060.0-0007-0003.0								IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	